WARRANTY DEED

Bill Garrett Davidson County
Batch# 123235 DEEDWARR
08/01/2018 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180801-0074873

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$150,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of July, 2018

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MUSIC CITY HOLDINGS	Same	060-16-0-110.00
2714 Jones Ave		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Turner, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MUSIC CITY HOLDINGS**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 61 feet of the Northerly 122.5 on Lot Number 27 on the Map of Joywood Heights, Section 111, not of record, and described according to a copy of a Plat by W.W. Turner Company, Engineers, as follows:

Beginning at a point in the Westerly margin of Jones Avenue, 61.5 South of the common corner of Lot Numbers 26 and 27, thence Westerly 700 feet more or less to H.W. Keeple's East line, thence along Keeple's line South 1 degree 15 minutes West 61 feet, thence Easterly 698 feet more or less to the Westerly margin of Jones Avenue; thence along the margin of said Avenue Northerly 61 feet to the beginning.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to David Turner, married from WESTWOOD COMMUNITIES OF NASHVILLE, INC., by Warranty Deed on December 30, 2010, of record in Instrument Number 20110105-0001324, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06016011000, which are not due until 10/1/2018.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2714 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this July 20, 2018.

David Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Turner, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 20, 2018

My commission expires 5.3.2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.3.2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.